Verified RealEstate™

RE REGULATORY RECORD

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

13269/2024

1



தமிழ்நாடு தமிழ்நாடு TAMILNADU

09 OCT 2024

BD 197396

Pallagio properties
Chennai – 600102

V.RAMA
S V L No.1481/E/94
No 309, ANNA SALAI
CHENNAI-600035

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, WE,

M/s. VASAN PUBLICATIONS PRIVATE LIMITED, a Private Limited Company incorporated under the Companies Act, 1956, having Income Tax P.A.No.AAACV2180M, having its Registered Office at New No.191, Old No.757, Anna Salai, Chennai- 600 002, represented herein by its Managing Director Mr.Srinivasan Balasubramanian, son of Late S.Balasubramanian, aged about 54 years, having Aadhaar No: 547893856435 & Pan Card No:AALPS4188C, vide its Board Resolution passed at the Meeting held on dated 01/07/2024, hereinafter called the **PRINCIPAL**,

For PALLAGIO PROPERTIES

Partner

For VASAN PUBLICATIONS PVT. LTD.

Authorised Signatory

Document No....13269.....of 2024 of
Book..I.....Contains.....29.....Sheets.....1.....Sheet

Sub Registrar

DO HEREBY APPOINT, NOMINATE AND CONSTITUTE

M/S.PALLAGIO PROPERTIES (PAN NO: ABDFP2706L) Represented by its Partner **MR.BALACHANDER JEYABALAN** (AADHAAR NO: 762737280291 & PAN NO:BVRPJ9201M), son of Mr.S.Jeyabalan, aged about 50 years, having Office at Ethiraj House, F-205, First Street, Anna Nagar East, Chennai – 600102, as OUR TRUE AND LAWFUL ATTORNEY in our name and on our behalf to do the following acts, deeds and things in respect of the property, more fully described in the Schedule hereunder.

WHEREAS all that piece and parcel of Vacant land comprised in the following Survey Numbers:

Sl. No.	Survey No.	Extent in Acre
1.	554/2A	0.22.11
2.	554/3A	1.18.50
3.	555/2	0.32.00
4.	555/3	0.40.00
	Total	**2.12.61**

Situated at Sholavaram Village, Ponneri Taluk, Tiruvallur District, in all totally measuring an extent of 2.12.61 Acres or thereabouts, more fully described in the Schedule hereunder, belongs to the PRINCIPAL herein, they having acquired the same in the following manner:

[a] Aforementioned land comprised in Survey No.554/2A, measuring an extent of 0.22.11 Acre (9 Ares) from Mr.A.Srinivasulu, son of Mr.A.Varadarajulu Chettiar and 4 others vide Sale Deed dated

For PALLAGIO PROPERTIES

Partner

For VASAN PUBLICATIONS PVT. LTD.

Authorised Signatory

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Sub Registrar

01.11.2006, Registered as Document No.9551/2006, in the Office of the Sub-Registrar, Red Hills.

[b] Aforementioned land comprised in Survey No.554/3A, measuring an extent of 1.18.50 Acres (48 Ares) from Mr.K.Dhanasekaran, son of Mr.P.Kannan and 3 others vide Sale Deed dated 01.11.2006, Registered as Document No.9543/2006, in the Office of the Sub-Registrar, Red Hills.

[c] Aforementioned land comprised in Survey No.555/2, measuring an extent of 0.32.0 Acre (13 Ares) from Mr.A.Srinivasulu, son of Mr.A.Varadarajulu Chettiar, vide Sale Deed dated 01.11.2006, Registered as Document No.9553/2006, in the Office of the Sub-Registrar, Red Hills.

[d] Aforementioned land comprised in Survey No.555/3, measuring an extent of 0.40.0 Acre (16 Ares) from Mr.A.Srinivasulu, son of Mr.A.Varadarajulu Chettiar, vide Sale Deed dated 01.11.2006, Registered as Document No.9552/2006, in the Office of the Sub-Registrar, Red Hills.

WHEREAS subsequently Patta bearing No.1590 has been granted in favour of the PRINCIPAL herein, with regard to the Schedule property.

WHEREAS the PRINCIPAL herein ever since becoming entitled to the Schedule property in the manner aforesaid, has been in peaceful possession and enjoyment of the same without any interruption or interference from any person whomsoever paying in their own right, taxes and all other public charges pertaining to the same.

For PALLAGIO PROPERTIES

Partner

For VASAN PUBLICATIONS PVT. LTD.

Authorised Signatory

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WHEREAS the PRINCIPAL has now decided to sell the Schedule Property and hereby appoints the Agent to sell the same either as a whole or in part/s or as undivided share of land to anyone the Agent pleases and the Agent is also empowered to develop the Schedule Property without recourse to the Principal as the entire development / construction shall be at the cost and discretion of the Agent.

WHEREAS the PRINCIPAL hereby appoints, retain and authorize its lawful power of attorney / agent **M/s.PALLAGIO PROPERTIES** having its Registered Office at Ethiraj House, F-205, First Street, Anna Nagar East, Chennai – 600102, represented herein by its partner **MR.BALACHANDER JEYABALAN,** as their TRUE AND LAWFUL ATTORNEY in their name and on their behalf to do the following acts, deeds and things on its behalf with respect to the Schedule Property without any recourse to the PRINCIPAL

1. To manage and administer the Schedule Property and to develop the Schedule Property in any form, manner or nature and to take all possible care and caution to increase the value of the Schedule Property, without recourse to the Principal

2. To negotiate for the sale of the Schedule property, and enter into Agreements of Sale, with such person or persons, for such sale price or consideration, as our Attorney may think it fit and proper and to receive advance or full sale price in the name of our ATTORNEY with regard to the sale of the Schedule Property from the purchaser or purchasers and to give proper and expedient receipts thereof.

For PALLAGIO PROPERTIES

Partner

For VASAN PUBLICATIONS PVT. LTD.

Authorised Signatory

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Sub Registrar

3. To enter into Contracts, Agreements or Memorandum of Understanding with intending purchasers and for the purpose of construction and development of the storeyed building complex on the Schedule property and to receive advance or full sale price in the name of the ATTORNEY with regard to the sale of the Schedule property from the purchaser or purchasers and to give proper and expedient receipts thereof.

4. For us and on our behalf to sign, Execute and Register any Sale Deed, Ratification Deed and Rectification Deed if required and/or other deeds or transfer/assigns in favour of any person(s), in respect of any right, title or interest including any right of way or enjoyment of common amenities relating to the Schedule Property as agreed or any undivided share in or over the same, on such terms and conditions as our Attorney shall think fit, and to receive any moneys/advances so received on such transfers, or assignment, and to cancel any such Deed(s) and or resell or transfer any such rights, title or interest relating to the Schedule Property.

5. To sign and execute all Documents, Affidavits, Undertakings, Patta Transfer Application, Encumbrance Certificate Applications and any other connected document or documents to complete the Sale Deed, Rectification Deed, Ratification Deed to complete such deed of transfer or assignment of any right, title or interest thereon including any right of way or enjoyment of Common Areas relating to the Schedule Property.

For PALLAGIO PROPERTIES

Partner

For VASAN PUBLICATIONS PVT. LTD.

Authorised Signatory

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6. To execute and present in our name and on our behalf before any Registration of Assurances or any other office, having jurisdiction to register the said documents or for registering any documents relating to Schedule Property and admit execution in respect of any such document before the Registrar for the purpose of registration.

7. To deliver vacant peaceful possession of the Schedule Property sold to the Purchaser/(s) as the case may be either in whole or parts or by way of undivided shares.

8. To represent before the State and Central Government, Corporation of Chennai, CMDA, DTCP, Local Planning Authorities, Local Panchayat, BDO, Panchayat Union Office, CMWSS Board, Tamil Nadu Electricity Department, the relevant Tahsildar for the Schedule Property and such other authorities and agencies as may be required for fully achieving the objects of the Power of Attorney in all matters relating to or concerning the Schedule Property.

9. To sign and execute all documents, plans, affidavits and papers for getting sanction of the building plan or plans, to subdivide and for building as per such plan or plans with such alterations and additions as may be required with respect to Schedule Property.

10. To sign, apply or obtain from the local bodies like Corporation of Chennai, Electricity Board, CMDA, CMWS&S Board, Metro water authorities or any other delegated Authority for the purpose of procuring permits, sanctions, building demolition permits, no objection certificates, licenses,

For PALLAGIO PROPERTIES

Partner

For VASAN PUBLICATIONS PVT. LTD.

Authorised Signatory

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permissions etc. and to pay fees or deposits in the Attorney's name and to obtain refund or return of the same from any of these Authorities in their name by Cash, Cheque, Pay order or DD in their favourwith respect to Schedule Property.

11. To execute sign, prepare and submit,as the case may be,all papers like plans, affidavits, applications, letters, indemnities, authorisations and corrections before the Competent Authorities of the respective departments or bodies of the Government like Tahsildar, Chennai Metropolitan Development Authorities, Corporation of Chennai, water system, Tamil Nadu Electricity Board or any such delegated authority as the case may be for the purpose of obtaining the necessary sanctions, permits, licenses, etc., connected with the Schedule Property in respect of any or all of the following matters.

i. To make sub-divisions within the Schedule Property and to apply and obtain the necessary plan sanctions for the regularization of the said sub-divisions or approval with regard to the sub-divisions to be made in the Schedule Property.

ii. To apply, submit and obtain sanction in respect of the proposed construction of building or buildings over the Schedule Property.

iii. To pay, remit or obtain refund of fees, deposits, charges, etc. to or from any of the authorities in the name of the Power Attorney either by Cash or Cheque/DD drawn in their favour.

For PALLAGIO PROPERTIES

Partner

For VASAN PUBLICATIONS PVT. LTD.

Authorised Signatory

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iv. To apply for additions, revisions and alterations to the buildings that may be constructed thereon.

v. To obtain service connections in respect of water supply, drainage, sewerage and electricity.

vi. To file appeals, references, revisions and to appear and represent before the competent authorities.

vii. To sign demolition plans and connected papers, application for additions, revisions and alterations to the existing building or buildings that may be constructed thereof and for demolition of the existing building/superstructures and obtain sanction thereof.

viii. To regularise the unauthorised sub-divisions if any in the Schedule A Property, ear mark the necessary land for open space reservation as determined by the Planning Authorities and sign such other papers, plans, documents in order to obtain the sub-division regularisation and reconstitution of the Schedule Property in order to obtain the necessary building plan sanction in respect of the Schedule Property

ix. To execute the necessary Gift Deeds for the OSR area in favour of the concerned authorities including surrender of land towards road widening if required to TNRDC or any such delegated authorities of the State Government.

For PALLAGIO PROPERTIES

Partner

For VASAN PUBLICATIONS PVT. LTD.

Authorised Signatory

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x. To sign any Gift Deed for gifting a portion of the Schedule Property for the same to be used as a Road in favour of the Local Body/Corporation of Chennai if required during the process of obtaining the approved building plan for the development of the Schedule Property.

xi. To make applications if required for reclassifying the zone in which the Schedule Property is located as per the requirements of CMDA at the time of obtaining the proposed building plan sanction in respect of the development contemplated on the Schedule Property. To apply and obtain revised plans if required relating to the developments to be made on the Schedule Property.

xii. To coordinate with the Departments of Fire, Police, Traffic, Indian Air-port authorities, PWD or any such departments or authority in respect of obtaining multi-storied building plan sanction with regard to the development contemplated on the Schedule Property. In this regard, the Attorney shall be authorised to sign applications, indemnities and the necessary documents, to enable the Attorney herein to obtain the necessary building plan sanction with regard to the development contemplated on the Schedule Property.

12. To represent before the Tamil Nadu RERA (TN RERA) with regard to all matters pertaining to the development of the Schedule property and to register the Project before the said authority.

For PALLAGIO PROPERTIES

Partner

For VASAN PUBLICATIONS PVT. LTD.

Authorised Signatory

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13. To make representations and sign the necessary forms, plans and acknowledgements in order to obtain the necessary building plan sanction as well as the exemption with regard to the buildings proposed to be constructed on the Schedule Property.

14. To engage Architects, Engineers, Planners to prepare plans for development of the Schedule Property and to obtain planning permission from CMDA or Corporation of Chennai or any such delegated authority.

15. To pay deposit or withdraw or obtain refund or compensation of any deposit or money from Court or CMDA or any office of acquisition, State or Central Government Authority and for the said purpose to sign any Vouchers, receipts or challans on our behalf.

16. To sign and submit to the Corporation of Chennai and CMDA Authorities documents, statements, papers that may be necessary for the approval of building sanction and building demolition sanction.

17. The Attorney is further authorized to, without recourse to the Principal, to encumber the Schedule Property in any manner as they deem fit and shall also mortgage, create charge/lien over the Schedule Property and provide the Schedule Property as guarantee or collateral security for any transaction to obtain loans, raising financial assistance from nationalized banks or from private parties or other financial institutions and also to execute letters, forms and applications for obtaining such loans and to

For PALLAGIO PROPERTIES

Partner

For VASAN PUBLICATIONS PVT. LTD.

Authorised Signatory

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Sub Registrar

execute / register discharge receipts for the same. However, all these acts by the Agent are without recourse to the Principal.

18. To enter into any agreement and/ or contract with any agency or contractor(s) to develop the Schedule Property, without recourse to the Principal and to appoint any other person(s) empowered by authorisation letters for carrying out all or any of the objects of this power or delegate, nominate or constitute any other person or persons and execute and register such documents on the same terms and conditions set out hereunder.

19. And generally to do all acts deeds and things as may be found necessary to effectively perform all the terms and conditions on our part to be observed or performed relating to the Schedule Property, as the case may be and we undertake to ratify and confirm all such lawful acts, deeds and things which our Attorney shall do or perform in pursuance of the powers herein before mentioned.

20. The Attorney is accountable to the PRINCIPAL and shall maintain proper accounts.

NO CONSIDERATION HAS BEEN RECEIVED BY US TO EXECUTE THIS GENERAL POWER OF ATTORNEY.

For PALLAGIO PROPERTIES

Partner

For VASAN PUBLICATIONS PVT. LTD.

Authorised Signatory

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Sub Registrar

SCHEDULE OF PROPERTY

All that piece and parcel of Vacant land comprised in the following Survey Numbers:

Sl. No.	Survey No.	Extent in Acre
1.	554/2A	0.22.11
2.	554/3A	1.18.50
3.	555/2	0.32.00
4.	555/3	0.40.00
	Total	**2.12.61**

Situated at Sholavaram Village, Ponneri Taluk, Tiruvallur District, in all totally measuring an extent of 2.12.61 Acres or thereabouts, delineated and coloured GREEN in the PLAN annexed herewith and the said land bounded on the –

North by : Land comprised in Survey Nos.555/1 and 554/1

South by : Land comprised in Survey Nos.555/4, 555/7A and 621

East by : Partly by Land comprised in Survey Nos.555/4, 555/7A, 554/1 and Partly by Road

West by : Land comprised in Survey Nos.554/1, 555/1 and 621

Situated within the Registration District of Tiruvallur and Sub-Registration District of Red Hills.

The Present guideline value of the Schedule property is **Rs.2,33,87,100/-**

For PALLAGIO PROPERTIES

Partner

For VASAN PUBLICATIONS PVT. LTD.

Authorised Signatory

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Sub Registrar

IN WITNESS WHEREOF THE PRINCIPAL AND THE ATTORNEY ABOVE NAMED HAVE HERETO AFFIXED THEIR HANDS AND SIGNED THIS GENERAL POWER OF ATTORNEY ON THIS THE 10TH DAY OF OCTOBER, 2024 IN THE PRESENCE OF FOLLOWING:

For VASAN PUBLICATIONS PVT. LTD.

Authorised Signatory

PRINCIPAL

For PALLAGIO PROPERTIES

Partner

ATTORNEY

WITNESS:-

1. Venkatesh S/o Eswarababu
No. 76, 7th floor, Century Plaza,
Chennai - 18.

2. M. Swapna Sundari
M. SWAPNA SUNDARI
D/o J. MATHIALAGAN
Plot no. 19, S3, Crystal Castle Apt
Ramalinga Adigalar Salai
Chitlapakkam, Chennai-64

Drafted by



Ms. P. Vidhya
M/s. 6695 of 2021
No. 36 BF1 DONATA BLOOM
SATHYA NAGAR ANNA 2nd STREET
ANAKAPUTHUR, CHENNAI- 600 070

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Sub Registrar

R/Redhills/Book-1/13269/2024

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

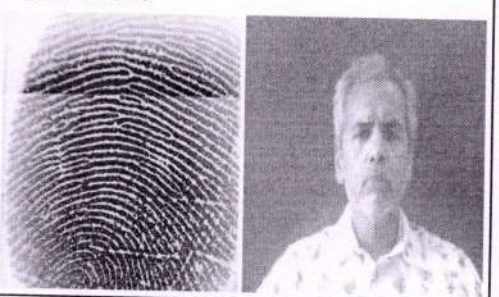
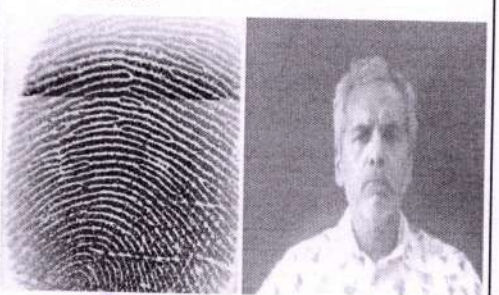
S.No 9562 of 2024

I hereby certify that a sum of ₹ 2,32,871/- (Rupees Two Lakh Thirty Two Thousand Eight Hundred and Seventy One only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. ஸ்ரீனிவாசன் பாலசுப்ரமணியன் residing at New No.191, Old No.757, Anna Salai, Chennai- 600002, Chennai, Tamil Nadu, India, 600002.

Sub Registrar: Redhills
Date: 10/10/2024

Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Redhills and fee of ₹ 2,36,481/- paid at 10:55 AM on the 10/10/2024 by

Left Thumb 	9003072622 Additions as per recitals of document	
Execution admitted by Left Thumb 	Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:1917586b64d693ec17478ea4789999954a1575 **(Details from UIDAI : Srinivasan Balasubramanian S/O: S Balasubramanian, 08-11-1969, xxxxxxxx6435)**	

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Sub Registrar

R/Redhills/Book-1/13269/2024

Claim admitted by
Left Thumb





9940653347

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:200891e54a68f9f874489d97136a8fa91c841d **(Details from UIDAI : Balachander Jeyabalan C/O: S Jeyabalan, 16-05-1974, xxxxxxxx0291)**



10th day of October 2024

Kala v
Sub Registrar
Redhills

Registered as Number **R/Redhills/Book-1/13269/2024**.

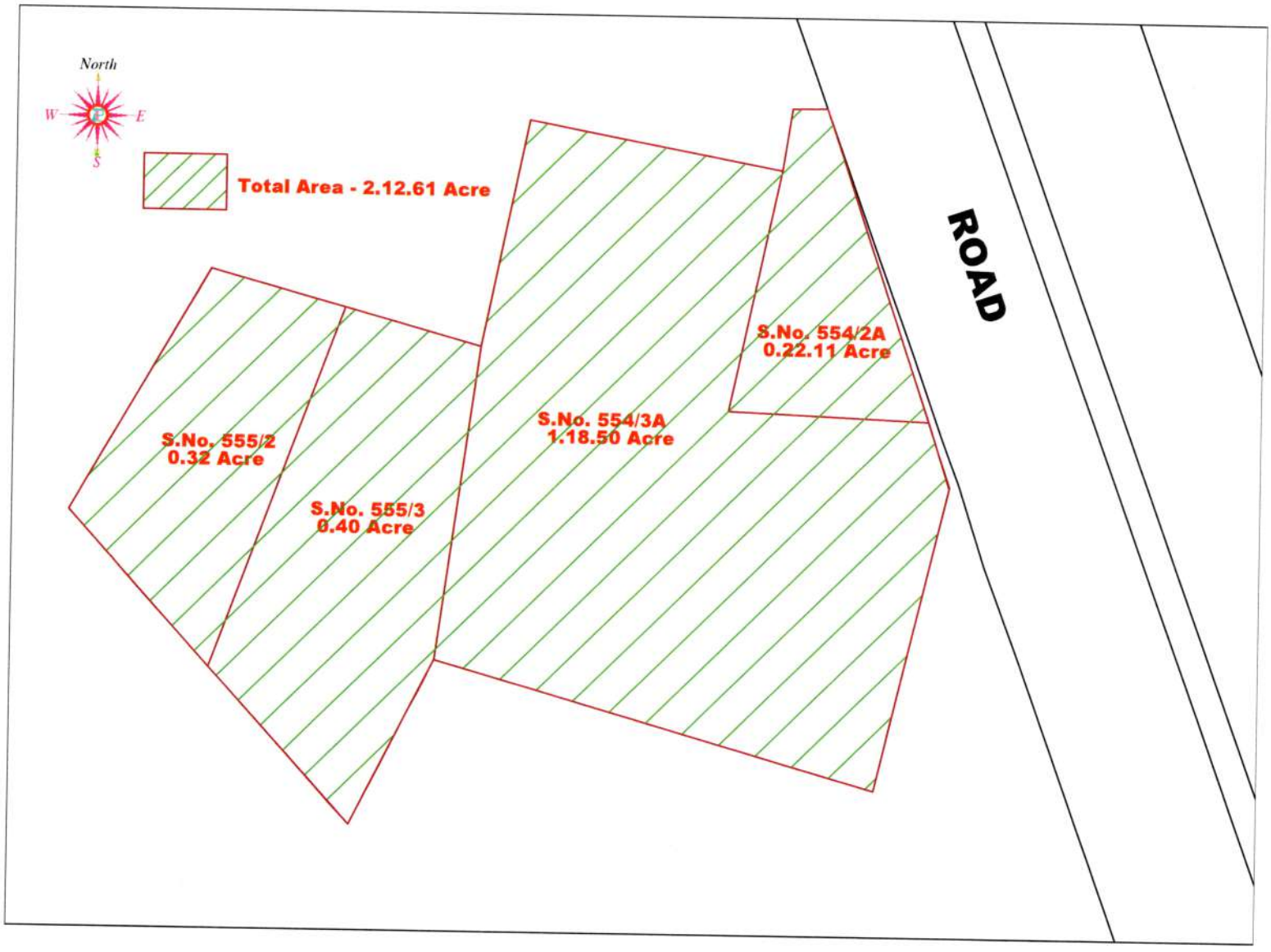
Date: 10/10/2024
Redhills

Kala v
Sub Registrar

Life Certificate of the Principal should be produced for any document presented for registration on the basis of this power of attorney

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Sub Registrar



For PALLAGIO PROPERTIES

Partner

For VASAN PUBLICATIONS PVT. LTD.

Authorised Signatory

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Sub Registrar


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
VASAN PUBLICATIONS PRIVATE LIMITED
04/04/1946
Permanent Account Number
AAACV2180M
Signature

For PALLAGIO PROPERTIES

Partner

For VASAN PUBLICATIONS PVT. LTD.

Authorised Signatory

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Sub Registrar

VASAN PUBLICATIONS PVT. LTD.

No. 757, ANNA SALAI, CHENNAI - 600 002.
CIN No. U22121TN1946PTC003197
GST NO. : 33AAACV2180M1ZA

AN EXTRACT OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF VASAN PUBLICATIONS PRIVATE LIMITED HELD ON MONDAY, THE 1ST JULY 2024 @ 10.00 AM AT THE REGISTERED OFFICE OF THE COMPANY AT NO.757, ANNA SALAI, CHENNAI – 600 002.

RESOLVED UNANIMOUSLY that the Sholavaram property, admeasuring 2.12.61 acres and comprised in the following survey numbers: 554/2A - 0.22.11 acres, 554/3A - 1.18.50 acres, 555/2 - 0.32 acres, and 555/3 - 0.40 acres, situated in Sholavaram Village, Ponneri Taluk, Tiruvallur District, and the Sub-Registration District of Red Hills, be disposed off and that Sri B. Srinivasan, Managing Director, be and is hereby authorized to negotiate and execute the necessary documents for effecting the sale of the land at Sholavaram.

/ CERTIFIED TRUE COPY /

FOR VASAN PUBLICATIONS PRIVATE LIMITED

M.V.K

M.V.KUMAR
Executive Director
(DIN: 00766877)

For PALLAGIO PROPERTIES

Partner

For VASAN PUBLICATIONS PVT. LTD.

Authorised Signatory

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Sub-Registrar

TELEPHONE : 2888 4600
E-mail : contactus@vikatan.com Website : www.vikatan.com



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AALPS4188C

नाम / Name
SRINIVASAN BALASUBRAMANIAN

पिता का नाम / Father's Name
BALASUBRAMANIAN

जन्म की तारीख / Date of Birth
08/11/1969

17062022

हस्ताक्षर / Signature



இந்திய அரசாங்கம்
Government of India

ஆதார்

Issue Date : 09/11/2013

ஸ்ரீனிவாசன் பாலசுப்ரமணியன்
Srinivasan Balasubramanian
பிறந்த நாள் / DOB : 08/11/1969
ஆண்பால் / Male

5478 9385 6435

எனது ஆதார், எனது அடையாளம்



இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

AADHAAR

Print Date : 20/05/2022

முகவரி: S/O: எஸ் பாலசுப்பிரமணியன்,
பழைய எண் 58 புதிய எண், 3வது
மெயின் ரோடு, காந்தி நகர், அடையாறு,
சென்னை, தமிழ் நாடு, 600020

Address: S/O: S Balasubramanian, OLD
NO 58 NEW NO 36, 3RD MAIN ROAD,
GANDHI NAGAR, Adyar, Chennai, Tamil
Nadu, 600020

5478 9385 6435

1947 help@uidai.gov.in www.uidai.gov.in

For PALLAGIO PROPERTIES

Partner

For VASAN PUBLICATIONS PVT. LTD.

Authorised Signatory

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Sub Registrar


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABDFP2706L
नाम / Name
PALLAGIO PROPERTIES
28022023
निगमन / गठन की तारीख
Date of Incorporation / Formation
10/02/2023

For PALLAGIO PROPERTIES

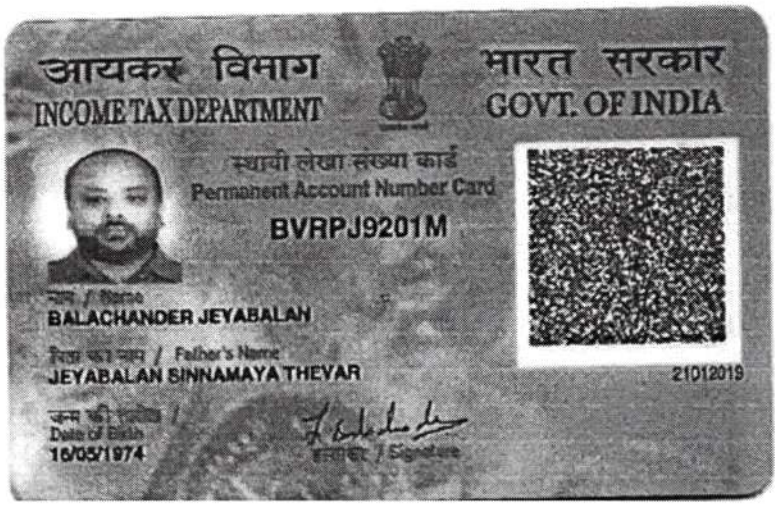
Partner

For VASAN PUBLICATIONS PVT. LTD.

Authorised Signatory

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Sub Registrar







For PALLAGIO PROPERTIES

Partner

For VASAN PUBLICATIONS PVT. LTD

Authorised Signatory

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Sub Registrar

இந்திய அரசாங்கம்
Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 2726/50011/10919

To
ಸ್ವಪ್ನ ಸುಂದರಿ ಎಮ್
Swapna Sundari M
C/O: Mathialagan
Plot No 10 S3 Crystal castle Apt
Ramalinga Adigalar Salai
Chitlapakkam
Chitlapakkam
Kancheepuram Tamil Nadu - 600064
7708074599

Signature Not Verified

உங்கள் ஆதார் எண் / Your Aadhaar No. :
6212 7333 8358
VID : 9137 5461 9647 2459

எனது ஆதார், எனது அடையாளம்

Government of India

Issue Date: 23/09/2016

ಸ್ವಪ್ನ ಸುಂದರಿ ಎಮ್
Swapna Sundari M
பிறந்த நாள்/DOB: 16/07/1991
பெண்/ FEMALE

6212 7333 8358
VID : 9137 5461 9647 2459

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று குடியுரிமைக்கு அல்ல.
- பாதுகாப்பான QR குறியீடு/ ஆப்லைன் XML / ஆன்லைன் அங்கீகாரத்தைப் பயன்படுத்தி அடையாளத்தை சரிபார்க்கவும்
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்.
- பல்வேறு அரசு மற்றும் அரசு சாரா சேவைகளை எளிதில் பெற ஆதார் உதவுகிறது.
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்
- mAadhaar செயலியைப் பயன்படுத்தி உங்கள் ஸ்மார்ட் போனில் ஆதாரை எடுத்துச் செல்லுங்கள்

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

Unique Identification Authority of India

முகவரி:
பேர் ஆப்: மதியழகன், பிளாட் என் 10 எஸ்3 கிரிஸ்டல் கேஸ்டல் அபார்ட்மெண்ட், ராமலிங்க அடிகளார் சாலை, சிட்லப்பாக்கம், சிட்லபாக்கம், காஞ்சிபுரம், தமிழ் நாடு - 600064

Address:
C/O: Mathialagan, Plot No 10 S3 Crystal castle Apt, Ramalinga Adigalar Salai, Chitlapakkam, Chitlapakkam, Kancheepuram, Tamil Nadu - 600064

6212 7333 8358
VID : 9137 5461 9647 2459

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For PALLAGIO PROPERTIES

Partner

For VASAN PUBLICATIONS PVT. LTD.

Authorised Signatory

Document No.....13269.....of 2024 of
Book..I.....Contains..29..Sheets.....22.....Sheet

Sub Registrar



இந்திய அரசாங்கம்
Government of India
வெங்கடேஷ் ஈஸ்வரபாபு
Venkatesh Eswarababu
பிறந்த நாள் / DOB : 25/04/1993
ஆண்பால் / Male
2641 7728 6852
ஆதார் - சாதாரண மனிதனின் அதிகாரம்



இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
ஆதார்
Unique Identification Authority of India
முகவரி:
S/O: ஈஸ்வரபாபு, 2/57, 3வது
மெயின் ரோடு, கங்கா நகர்,
மதுரவாயல், திருவள்ளூர்,
மதுரவாயல், தமிழ் நாடு, 600095
Address:
S/O: Eswarababu, 2/57, 3RD
MAIN ROAD, GANGA NAGAR,
Maduravoyal, Tiruvallur,
Maduravoyal, Tamil Nadu, 600095
2641 7728 6852
1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

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Book..I.....Contains 29 Sheets 23 Sheet

Sub Registrar

सत्यमेव जयते

Government of India

Form GST REG-06

[See Rule 10(1)]

Registration Certificate

Registration Number :33AAACV2180M1ZA

1.	**Legal Name**	VASAN PUBLICATIONS PRIVATE LIMITED				
2.	**Trade Name, if any**	VASAN PUBLICATIONS PVT LTD				
3.	**Constitution of Business**	Private Limited Company				
4.	**Address of Principal Place of Business**	757, ANNA SALAI, MOUNT ROAD, Chennai, Tamil Nadu, 600002				
5.	**Date of Liability**	01/07/2017				
6.	**Period of Validity**	From	01/07/2017	To	NA	
7.	**Type of Registration**	Regular				
8.	**Particulars of Approving Authority**					
Signature						

Name	
Designation	
Jurisdictional Office	
9. Date of issue of Certificate	26/09/2017
Note: The registration certificate is required to be prominently displayed at all places of business in the State.	

This is a system generated digitally signed Registration Certificate issued based on the deemed approval of the application for registration

For PALLAGIO PROPERTIES

Partner

For VASAN PUBLICATIONS PVT. LTD.

Authorised Signatory

Document No.....13269.....of 2024 of

Book..I.....Contains.....29.....Sheets.....24.....Sheet

Sub Registrar

सत्यमेव जयते

Annexure A

GSTIN	33AAACV2180M1ZA
Legal Name	VASAN PUBLICATIONS PRIVATE LIMITED
Trade Name, if any	VASAN PUBLICATIONS PVT LTD

Details of Additional Places of Business

Total Number of Additional Places of Business in the State 2

Sr. No.	Address
1	NEW NO.36, OLD NO.58, 3RD MAIN ROAD, GANDHI NAGAR, ADYAR, Chennai, Tamil Nadu, 600020
2	PLOT NO.99, NORTH PHASE, SIDCO INDUSTRIAL ESTATE, AMBATTUR, Chennai, Tamil Nadu, 600098

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Partner

For VASAN PUBLICATIONS PVT. LTD.

Authorised Signatory

Document No.....13269.....of 2024 of

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Sub Registrar

सत्यमेव जयते

Annexure B

GSTIN	33AAACV2180M1ZA
Legal Name	VASAN PUBLICATIONS PRIVATE LIMITED
Trade Name, if any	VASAN PUBLICATIONS PVT LTD

Details of Managing / Whole-time Directors and Key Managerial Persons

1



Name	SRINIVASAN
Designation/Status	Managing Director
Resident of State	Tamil Nadu

2



Name	SRINIVASAN RADHIKA
Designation/Status	Director
Resident of State	Tamil Nadu

3



Name	MANNORE VENKATESWARA KUMAR
Designation/Status	EXECUTIVE DIRECTOR
Resident of State	Tamil Nadu

For PALLAGIO PROPERTIES

Partner

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Authorised Signatory

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Sub Registrar

தமிழ்நாடு அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : திருவள்ளூர் **வட்டம் : பொன்னேரி**

வருவாய் கிராமம் : சோழவரம் **பட்டா எண் : 1590**

உரிமையாளர்கள் பெயர்

1. - ... வாசன் பப்ளிகேஷன் பி.லிட் -

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
554	2A	0 - 9.00	0.36	--	--	--	--	4177/06--760/2003 -------- 24-01-2005
554	3A	0 - 48.00	1.92	--	--	--	--	4177/06--760/2003 -------- 24-01-2005
555	2	0 - 13.00	0.88	--	--	--	--	4177/06--- -------- 13-06-2002
555	3	0 - 16.00	1.10	--	--	--	--	4177/06--- -------- 13-06-2002
		0 - 86.00	4.26					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **01/04/116/01590/20645** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 24-07-2024 அன்று 12:31:17 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For PALLAGIO PROPERTIES

Partner

For VASAN PUBLICATIONS PVT. LTD

Authorised Signatory

Document No.....13269.....of 2024 of

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Sub Registrar

DECLARATION

(மூதி பேராணை எண். 22163/2018-ல் வழங்கப்பட்ட தீர்ப்புரையை காண்க)

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்பிடிப்பு பகுதிகளில் கட்டுபடவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்ட பூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

For PALLAGIO PROPERTIES

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ஆவணத்தை எழுதிப் பெறுபவர்களின்

கையொப்பம்

For VASAN PUBLICATIONS PVT. LTD.

Authorised Signatory

ஆவணத்தை எழுதிக் கொடுப்பவர்களின்

கையொப்பம்

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तमिलनाडु TAMILNADU

20860

26791 Vasan Publications P Ltd

30 OCT 2006 Chennai-2

S. RAVI
STAMP VENDOR
36, Manu. Reddy Street
Ch-17, Ph: 4346081
L. No: C4 / 4307 / 77

10/10/2006

SALE DEED

THIS DEED OF SALE EXECUTED AT CHENNAI ON THIS THE 1ST DAY OF NOVEMBER 2006, BY:

1) Mr.K.Dhanasekaran, S/o.Mr.P.Kannan, aged 45 years, Hindu, PAN No.AAEPD2512L)
2) Mrs.B.Vibhavathi, W/o.Mr.K.Dhanasekaran, aged 40 years, Hindu
3) Ms.D.Gayathri, D/o.Mr.K.Dhanasekaran, aged 19 years, Hindu
4) Mr.D.Karthik, S/o.Mr.K.Dhanasekaran, aged 18 years, Hindu

all residing at 1/.355, Perumal Koil Street, Sholavaram, Chennai – 600 067 (hereinafter referred to as **'SELLERS'** which term shall mean and include their legal representatives)

IN FAVOUR OF

M/s.VASAN PUBLICATIONS PRIVATE LIMITED, (PAN No.AAACV2180M), a Private Limited liability company incorporated under the Companies Act, 1956, having its registered office at New No.191, Old No.757, Anna Salai, Chennai – 600 002 (hereinafter referred to as **'PURCHASER'** which term shall mean and include its successors in interest, assigns and nominees), represented by its Executive Director, Mr.M.V.Kumar, Hindu, aged 50 years. S/o (late) M.K.Venkateeswara Iyer

D-Vibhavathi

D Gayathri

D Karthik

For VASAN PUBLICATIONS PVT. LTD.

Executive Director

BK
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No: 1 Page: 8



208

தமிழ்நாடு TAMILNADU

26792 Vasan Publications Pvt Ltd Chennai-2

30 OCT 2006

S. RAVI
STAMP VENDOR
36, Manra Reddy Street
Ch-17, Ph: 4346061
L. No: C4 / 4307 / 77

10/10/2024

SALE DEED

THIS DEED OF SALE EXECUTED AT CHENNAI ON THIS THE 1ST DAY OF NOVEMBER 2006, BY:

1) Mr.A.SRINIVASULU, S/o.Mr.A.Varadarajulu Chettiar, aged 76 years, Hindu (PAN No.AHYPS2681Q)
2) Mr.A.S.SETHURAMAN, S/o.Mr.A.Srinivasulu, aged 49 years, Hindu, (PAN No. AEFPS 9973R
3) Mr.A.S.BHASKARAN, S/o.Mr.A.Srinivasulu, aged 41 years, Hindu, (PAN No. AIMPB 8085E)
4) Mr.A.S.NARAYANAN, S/o.Mr.A.Srinivasulu, aged 37 years, Hindu, (PAN No)
5) Mr.A.S.KANNAN, S/o.Mr.A.Srinivasulu, aged 34 years, Hindu, (PAN No.AFJPA2069K), represented by his Father Mr.A.Srinivasulu, being the 1st named Seller; through Power of Attorney registered as document number 2335/2006 dated 25/10/2006, SRO, Anna Nagar, Chennai.

all residing at Plot No.2045, Door No.:21-A, (New Number 9), H-Block, 5th Street of 12th Main Road, Anna Nagar, Chennai – 600 040 (hereinafter referred to as **'SELLERS'** which term shall mean and include their legal heirs, executors, administrators, representatives and assigns)

For VASAN PUBLICATIONS PVT. LTD.

Executive Director

A.S. Sethuraman
Bhaskaran
Narayanan

BKD
(Document)
No:9551 Year: 2006
Page: Total:
No: 1 Page: 8

P.Nagaraja Kannan



208603

तमिलनाडु TAMILNADU

26793

30 OCT 2006

Vasan Publications Pvt Ltd
Chennai-2

S. RAVI
STAMP VENDOR
36, Mennai Reddy Street
Gh-17, Ph: 4346061
L. No: C4 / 4307 / 77

1/11/2006

SALE DEED

THIS DEED OF SALE EXECUTED AT CHENNAI ON THIS THE 1ST DAY OF NOVEMBER 2006, BY:

Mr.A.SRINIVASULU, S/o.Mr.A.Varadarajulu Chettiar, aged 76 years, Hindu, (PAN No.AHYPS2681Q) residing at Plot No.2045, Door No.:21-A, (New Number 9), H-Block, 5th Street of 12th Main Road, Anna Nagar, Chennai – 600 040 (hereinafter referred to as **'SELLER'** which term shall mean and include his legal heirs, executors, administrators, representatives and assigns)

IN FAVOUR OF

M/s.VASAN PUBLICATIONS PRIVATE LIMITED, (PAN No. AAACV2180M), a Private limited liability company incorporated under the Companies Act, 1956, having its registered office at New No.191, Old No.757, Anna Salai, Chennai – 600 002 (hereinafter referred to as **'PURCHASER'** which term shall mean and include its successors in interest, assigns and nominees), represented by its Executive Director, Mr.M.V.Kumar, Hindu, aged 50 years, s/o (late) M.Venkatesa Mudaliar

For VASAN PUBLICATIONS PVT. LTD.

M.V.

Executive Director

BK 2
(Document)
No. 9553 Year: 2006
Page No: 1 Total Page: 7



208604

तमिलनाडु TAMILNADU

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Chennai-2

S. RAVI
STAMP VENDOR
36, Mannar Reddy Street
Ch-17, Ph: 4346061
L. No: C4 / 4307 / 77

SALE DEED

THIS DEED OF SALE EXECUTED AT CHENNAI ON THIS THE 1ST DAY OF NOVEMBER 2006, BY:

Mr.A.SRINIVASULU, S/o.Mr.A.Varadarajulu Chettiar, aged 76 years, Hindu, (PAN No.AHYPS2681Q) residing at Plot No.2045, Door No.:21-A, (New Number 9), H-Block, 5th Street of 12th Main Road, Anna Nagar, Chennai – 600 040 (hereinafter referred to as **'SELLER'** which term shall mean and include his legal heirs, executors, administrators, representatives and assigns)

IN FAVOUR OF

M/s.VASAN PUBLICATIONS PRIVATE LIMITED, (PAN No. AAACV2180M), a limited liability company incorporated under the Companies Act, 1956, having its registered office at New No.191, Old No.757, Anna Salai, Chennai – 600 002 (hereinafter referred to as **'PURCHASER'** which term shall mean and include its successors in interest, assigns and nominees), represented by its Executive Director, Mr.M.V.Kumar, Hindu, aged 50 years, s/o - (late) M. Venkateswara Iyer.

For VASAN PUBLICATIONS PVT. LTD.

Executive Director

BK 2
(Document)
No: 9552 Year: 2006
Page No: 1 Total Page: 7

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.